



Connells

Charles Street
Gun Hill Coventry



Property Description

Pleasantly situated within the popular semi-rural village location of New Arley, here is an excellent opportunity to acquire a much improved and well presented freehold traditional mid terraced residence. Having the benefit of gas central heating and Upvc double glazing and offered for sale with No Upward chain.

The well-proportioned accommodation briefly comprises - Entrance hallway with stairs off to the first floor, lounge with access leading into a dining room with further access leading into a fitted kitchen having a comprehensive range of matching units including a built-in oven and hob. There is a re-fitted downstairs bathroom being fully tiled.

To the first floor there is a landing and 3 bedrooms.

Outside the property benefits from a front driveway providing parking, to the rear there is a well-presented patio area with pergola leading to a good-sized detached garage.

Entrance Hallway

Having stairs off to the first floor.

Lounge

14' 6" x 10' 9" (4.42m x 3.28m)
Having dual upvc double glazed windows, feature fire place and understairs storage

Dining Room

8' 4" x 7' 9" (2.54m x 2.36m)

Kitchen

10' 1" x 5' 8" (3.07m x 1.73m)
Having a matching range of base, drawer and wall units, sink unit, built-in oven and hob. Upvc double glazed window, Upvc double glazed rear door.

Bathroom

8' 4" x 5' 2" (2.54m x 1.57m)
Being re-fitted and fully tiled, having .wc, hand wash basin set in vanity unit, bath, wall mounted heated towel rail.

First Floor Landing

Having loft access.

Bedroom 1

14' 7" Max x 11' 4" (4.45m Max x 3.45m)
Having dual Upvc double glazed windows.

Bedroom 2

10' 6" x 6' 9" (3.20m x 2.06m)
Having Upvc double glazed window, built-in airing cupboard housing gas fired combi boiler.

Bedroom 3

7' 6" x 6' 9" (2.29m x 2.06m)
Having Upvc double glazed window

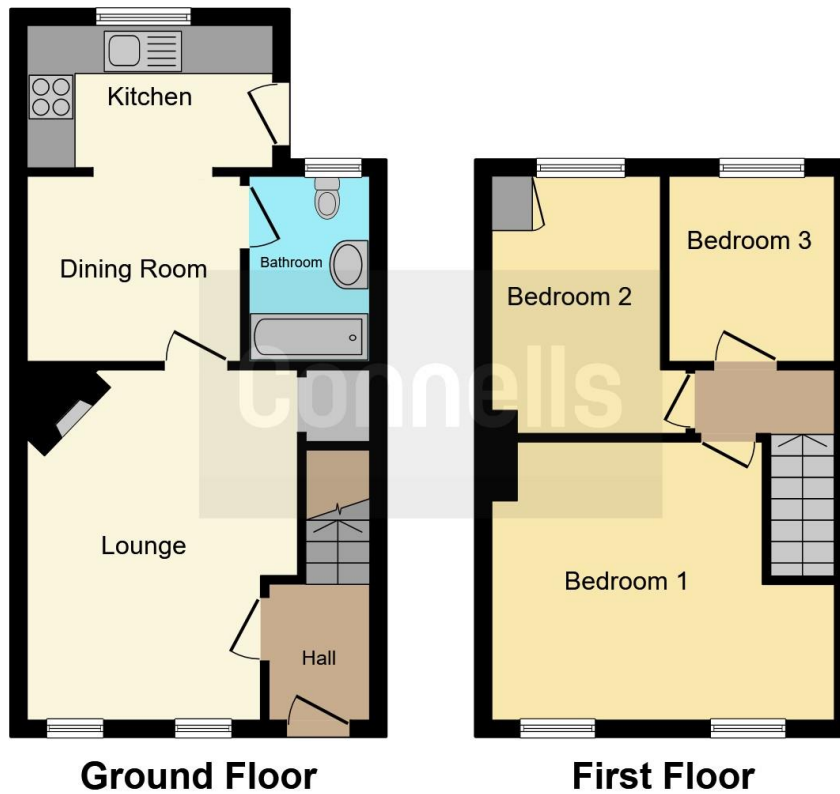
Outside

Having a driveway providing off road parking, Rear car access leading to a detached garage and patio area.

Garage

16' 4" x 12' 3" (4.98m x 3.73m)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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38 New Union Street
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EPC Rating: C Council Tax
 Band: A

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Tenure: Freehold



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